

**MIRE**

**MANSFIELD  
REAL ESTATE**

## **STATEMENT OF INFORMATION**

138 DRY CREEK ROAD, BONNIE DOON, VIC 3720

PREPARED BY MANSFIELD REAL ESTATE, 40A HIGH STREET MANSFIELD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



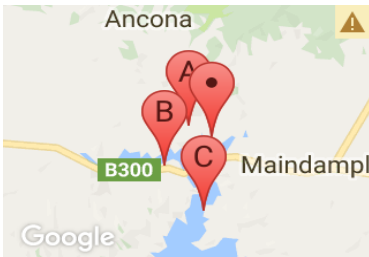
138 DRY CREEK ROAD, BONNIE DOON,

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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$440,000 to \$459,000**

## MEDIAN SALE PRICE



BONNIE DOON, VIC, 3720

Suburb Median Sale Price (House)

**\$350,000**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



22 KIERNANS RD, BONNIE DOON, VIC 3720

3 1 2

Sale Price

**\$252,000**

Sale Date: 13/05/2017

Distance from Property: 1.4km



2 YOUNG ST, BONNIE DOON, VIC 3720

3 1 2

Sale Price

**\$255,000**

Sale Date: 06/05/2017

Distance from Property: 3km



84 JAMES ST, BONNIE DOON, VIC 3720

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Sale Price

**\$550,000**

Sale Date: 14/04/2017

Distance from Property: 4.3km



This report has been compiled on 15/08/2017 by Mansfield Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

138 DRY CREEK ROAD, BONNIE DOON, VIC 3720

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$440,000 to \$459,000

### Median sale price

Median price \$350,000

House

Unit

Suburb

BONNIE DOON

Period 01 July 2016 to 30 June 2017

Source



### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
22 KIERNANS RD, BONNIE DOON, VIC 3720	\$252,000	13/05/2017
2 YOUNG ST, BONNIE DOON, VIC 3720	\$255,000	06/05/2017
84 JAMES ST, BONNIE DOON, VIC 3720	\$550,000	14/04/2017